



City of Redmond Planning Commission

May 10, 2006 Meeting Summary

Planning Commissioners in Attendance:

Tanika Kumar, Korby Parnell, Suzanne Querry, Martin Snodgrass, Tom Hinman

Staff and Guests in Attendance:

Lori Peckol and Sarah Stiteler, Redmond Planning Department; Scott Thomasson, Redmond Public Works. Julie Bassuk, Partner, MAKERS architecture and urban design.

Business Conducted:

Commission Chair Snodgrass called the meeting to order at 7:03 p.m. The Commission approved the agenda and excused Commissioners Petitpas and McCarthy.

Tom Sutton spoke regarding the Education Hill Neighborhood Plan Update under items from the audience.

Commissioner Hinman opened and led the study session on the Overlake Design Charrette, which the City held on May 5 and 6. Lori Peckol provided background on the purpose of the charrette, use of the results, outreach for the charrette, and attendance. Julie Bassuk presented a summary of a brief economic study conducted prior to the charrette and summarized results for each day of the charrette.

The Commissioners identified the following issues they want to consider during the course of the Overlake Neighborhood Plan update and implementation project:

- Appropriate focal area for Overlake Urban Center: 152nd Avenue NE/NE 24th Street or 148th Avenue (Snodgrass)
- Main street design and streets for which it is appropriate (Snodgrass)
- Feasibility, opportunities to allow residential buildings and lodging at heights over 6 stories (Parnell)
- Opportunities for “true” mixed use buildings that contain retail and office space as well as residences in one building (Parnell)
- Estimated market demand for additional lodging in the area (Hinman, Parnell)
- Opportunities for additional services (real estate, attorneys, catering companies) in the area (Parnell)
- How and to what extent transportation needs in the area can be met (Querry, Kumar)
- How needs for affordable housing can be met. (Kumar)

The Commissioners also suggested developing an illustration of what the Overlake shopping area might look like in the future if fully built-out. Commissioner Hinman requested copies of the presentation and copies of the conceptual drawings.

Suzanne Querry opened and led the study session on the Education Hill Neighborhood Plan update. Sarah Stiteler introduced Scott Thomasson, manager for the City’s water/wastewater engineering. The Commission discussed issues related to sewer capacity, and supported staff recommended additions to address these issues.

The Commissioners closed the remaining unresolved neighborhood plan issues. These issues concerned a proposed addition to the connections map for an additional potential trail (supported), the intent of proposed regulations for open space in residential developments (Ms. Stiteler clarified), and lot coverage requirements for new or expanded residences (supported refined language). The Commissioners also asked Ms. Stiteler to provide the proposed neighborhood commercial policy for Education Hill. Ms. Stiteler noted that she will provide updates to the proposed Education Hill Neighborhood Plan for the Commission’s final approval at the May 24 meeting.

Chair Snodgrass adjourned the meeting at 9:40 p.m.